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NEWTON HISTORICAL COMMISSION

Staff Memo

Date: August 30, 2023

Time: 7:00 p.m.

Zoom: <https://newtonma-gov.zoom.us/j/82950803394> or dial
+13017158592,,82950803394#

1. 148 Church St

Violation of Demolition Delay

[See Supplemental Materials](#)

The plans for the partial demolition and addition at 148 Church Street were approved on August 1, 2022. Minor changes had been administratively approved by the Staff and Chair at the Building Permit stage, following the NHC vote to approve their design. When NHC staff went to perform the final inspection on August 3, 2023, the following changes had been noted (and are visible on the pictures provided in the supplemental materials).

- The one-car garage has been changed to a two-car garage, and the neighboring window has been moved.
- The shape of the third story window on the front façade has been changed from an arched window to a rectangular one.
- The execution of the three dormers above the garage door differs from the way in which they were drawn.
- The use of 2/1 window grilles where 2/2 had been specified.
- The siding has also been changed from what was originally drawn, though staff considers the existing siding material to be appropriate.

2. 70 Shady Hill Rd

Partial Demolition

[View Application Here](#)

Administratively Approved.

3. 11 Edgefield Rd

Total Demolition

[View Application Here](#)

This one story – midcentury style ranch home was constructed in 1952 by ER Eisenberg. The ownership of the property was under Ida Eisenberg. While a home in this style is relevant to

the Planning Department's current survey of midcentury residential architecture in Newton, this particular building is not a particularly strong example of the style. The building has a horizontal massing and arrangement of 1/1 windows that flank the larger picture windows on both the front and rear facades.

Staff welcomes discussion of the building's historic significance.

- 4. **35 Hood St**
Partial Demolition

Administratively Approved

- 5. **709 Centre St**
Total Demolition
[View Application Here](#)

This Tudor style home is part of the Converse Estate Residential District, a twelve-acre former estate that was subdivided in the early 1920s with the nearby Trovit Estate. The Converse Estate is a development known for its Tudor style buildings. This home is characterized by its slate roof, wooden detail in the stucco second story and the brickwork of the first story. The applicant has expressed concern for the building's condition. However, given the intact nature of this historic neighborhood, staff recommends finding the property preferably preserved.

- 6. **887 Commonwealth Ave**
Partial Demolition
[View Application Here](#)

This application has been moved to the September 28th meeting.

- 7. **4 Tamworth Rd**
Partial Demolition
[View Application Here](#)

This application has been moved to the September 28th meeting.

- 8. **23 Sylvester Rd**
Total Demolition
[View Application Here](#)

23 Sylvester Road is a small, Cape style home in a brick construction that is characteristic of the other immediate neighbors on the street. The wings on either side of the house, including the one car garage on the right side, are original to the home. None of the properties in this neighborhood of small capes have been inventoried as historic buildings, though they do provide an interesting example of the style, and a small example of an intact neighborhood. Staff welcomes discussion of the building's historic significance.

9. 660 Grove St

Partial Demolition

[View Application Here](#)

This story-and-a-half wood frame home was constructed in a Greek Revival style by architect Benjamin Neal. The property was deeded to Joseph L. Sears, a painter, by paper mill owner Samuel Crehore. Sears lived in the home until 1900, when it was purchased by fireman Joseph F. Calden. The home is characterized by a cross-gable front façade, with a wraparound porch and has been listed as part of the Newton Lower Falls National Register District. It is part of the complex of former worker housing in Lower Falls, and Staff recommends the property be preferably preserved, given its historic connection to the paper mill.

10. 26 Trowbridge St

Total Demolition of House and Garage

[View Garage Application Here](#)

[View Application Here](#)

This Colonial Revival/Craftsman style house, constructed in 1926, is part of a neighborhood of colonial revival and other homes built in the New England vernacular in the 1920s. There are few distinctive features about the house apart from the hipped roof and pedimented entry. That said, it fits very well within the continuity of style and massing of early 20th century housing on Trowbridge Street.

Staff would normally recommend finding a property in this style to be preferably preserved, but welcomes discussion as to this particular building's significance. Staff recommends that the garage not be preferably preserved.

11. 442-444 Lowell Ave

Partial Demolition

[View Application Here](#)

442-444 Lowell Ave was constructed in 1924 by GH Nashburn. This 2.5-story, front gabled home would be described as having been constructed in the Tudor style, if it were not for the alterations to the windows and box-like massing that somewhat dilute the more organic shapes that would be expected. The proposed design would allow for a rear, two-story addition. Staff recommends allowing for the applicant to proceed with the addition.

12. 123 Otis St

Waiver of Demolition Delay

[View Application](#)

[View Original Application](#)

This two story, Arts and Crafts style was built in 1911 by owner Emil F. Schult who is also listed on the permit as the architect. The traditional style house has wide overhangs at the eaves and surrounding the porch decorated in long, shallow dentils. Both the formation and footprint of the existing house are in character with the original style and show few alterations over time. The deck and railings of the front porch were replaced earlier this year, but the roof and design of the structure was not altered. There are no other permits on file for changes to the exterior of the building. The house is not listed on the Historic Resource Survey but is directly adjacent to the Newtonville National Register Historic District. The Commission preferably preserved the building on October 27, 2022 and placed a one year demolition delay, which expires on October 27, 2023. The applicant is seeking a waiver for the remainder of the demolition delay.

The proposed design would allow for the construction of a large shingle-style home. Many of the neighboring homes are in the colonial revival style, with some more contemporary homes.

Administrative Items

- Midcentury Survey Update – **moved to September meeting**
- Approval of Minutes – **moved to September meeting**